

PLACE IDENTIFICATION FORM

ADDRESS

22 Oxley Road
(one of a pair)

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [X] 3 []
SIGNIFICANT [] SIGNIFICANT [X]
STREET TREES KERB & GUTTERS

GRADING

A [] B [] C [X] D [] E []
KEYNOTE BUILDING [X]

RECOMMENDED FOR

HBR/GBR [] AHC [] URBAN CONSERVATION AREA [X]
VAS [] PLANNING SCHEME PROTECTION [X]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE May 91.
NEG FILE 02.

Title
Vol.
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date c1865-1867
Architect
Builder Charles Turner.
Elements



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good []
Fair [X]
Poor []

CONDITION Good []
Fair [X]
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

22 OXLEY ROAD

History

Charles Turner, building contractor, was the owner and probably the builder in the middle 1860s of a number of small houses, mainly brick, in Oxley Road south side near Poplar Avenue.⁴ No. 22 Oxley Road was one of a pair of brick houses owned by Turner and may have been his home during that decade and the home of Alexander Turner, contractor, in the early 1880s.⁵ It may be one of the earliest surviving cottages in Hawthorn. It is located near the Glenferrie/Burwood Road intersection, which became the geographical centre of an expanding Hawthorn from the early 1860s and developed into one of Melbourne's most important shopping centres.

Charles Turner, contractor, was listed at Glenferrie Road in the early 1860s.⁶ By circa 1867, Turner owned a number of dwellings in the vicinity and occupied a house of three rooms and shed, NAV 15 pounds,⁷ which may be the building known now as 22 Oxley Road. The following year, Turner's buildings included his own house and three other houses of two and four rooms, let to Peter Cassidy, John Horner and Robert Menzie. The two smallest houses had NAVs of eight pounds and the larger ones, NAVs of 25 pounds.⁸ Turner's four houses were listed in Oxley Road in 1869.⁹ During the 1870s, all four houses were tenanted. One tenant was James Bonwick.¹⁰ Later, in the 1880s, Turner's Oxley Road houses were described as a pair of brick houses (NAV 20 pounds), a wood house of four rooms (NAV 22 pounds) and a brick house of four rooms and school (NAV 62 pounds). Tenants were John Sharp, Arthur Tompkins, contractor; Frank Madden and Benjamin Beddoe or Beddow, school teacher.¹¹ These were probably the pair of buildings listed as 20,22 Oxley Road shown on a 1902-3 M.M.B.W. drainage plan, and buildings on the sites of 24-28 Oxley Road.¹² A pair of 1880s houses are located now at 26-28 Oxley Road.

On-site inspection required to determine intactness.

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4. Hawthorn RB 1867-68 Nos. 157-160.
 5. Ibid. 1883-84 No. 1437; Historical Index. 1888, Local History Collection, Hawthorn City Library.
 6. Ibid.
 7. Hawthorn RB Nos. 157-160. Streets not listed.
 8. Ibid. 1868-69. Nos. 169, 173, 174, 175. Sheets not listed.
 9. Ibid. 1869-70. Nos. 202-206.
 10. Ibid. 1874-75. No. 383.
 11. Ibid. 1888. Nos. 4936 - 4939; Ibid. 1889-90. Nos. 4936-4939.
 12. M.M.B.W. drainage plan. Hawthorn No. 1501 (1902-3).

22 Oxley Road continued

Significance

Most probably constructed as one of a pair of brick houses, circa 1867 or earlier, this small masonry house has historical significance for its associations with the building industry which played such an important role in 19th century Hawthorn. It may be one of the earliest surviving houses in the district. One of a number of mainly brick houses in Oxley Road, it may have been Turner's own home and is typical of the more modest homes occupied by the many skilled artisans and contractors who flocked to Hawthorn in the 1860s and later. The site of 22 Oxley Road is associated with the expansion of Hawthorn around the Glenferrie/Burwood Road intersection during this period.